

ATTACHMENT I - ZONING SCHEDULE

Districts	Principal Permitted Standard Uses	Uses Requiring Special Use Permit	Minimum Lot Requirements		Maximum % of Lot Coverage (Building Area)	Maximum Building Height		MINIMUM SET-BACK DIMENSIONS (IN FEET)		
			AREA (In Acres)	WIDTH Lot front (In Feet)		STORIES	FEET	Front * row/center line	Side	Rear
R = Residential	One-, Two-family dwelling		1 acre	150	25	2 1/2	30	50/75	15	35
	Existing farm structure, use		n/a	n/a	n/a	n/a	n/a	50/75	15	35
		Athletic field	2 acres	200	25	2 1/2	30	n/a	n/a	n/a
		Bed & Breakfast	1 acre	150	25	2 1/2	30	50/75	15	35
		Church or Parish House	1 acre	150	n/a	n/a	n/a	50/75	15	35
		Clubhouse	1 acre	150	25	2 1/2	30	50/75	15	35
		Educational facility	2 acres	200	25	2 1/2	30	75/100	25	50
		Home occupation	n/a	n/a	25	2 1/2	30	50/75	15	35
		Medical/Dental Clinic	1 acre	150	n/a	2 1/2	30	50/75	15	35
		Nursing Home	1 acre	150	n/a	2 1/2	30	75/100	25	50
		Personal Service Shop	1 acre	150	25	2 1/2	30	50/75	15	35
		Public, semi-public structure, use	2 acres	200	25	2 1/2	30	75/100	25	50
		Public utility structure, use	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Radio, Television Transmission facility	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	

NOTES:
 * Front yard setback to be measured from the public road right of way wherever possible. Where right of way cannot be readily established, the minimum yard dimension shall be measured from road center line. Table to read thusly: r.o.w./centerline 50'/75'
 n/a - No standard applicable, requirements determined by the Planning Board.
Minimum lot sizes for uses requiring Special Permits must equal the minimum acreage for one-, two-family dwelling in the respective district.
Maximum percentage of lot coverage will not exceed percentage of coverage for a one-, two-family dwelling in the respective district.
 More acreage may be required for issuance of a Special Use Permit if deemed necessary by the Planning Board. As required in Part III, section 14, accessory buildings must be set a minimum of 10 feet from the property line.
 Rural Centers are not considered appropriate for Multi-Family Dwellings because they are already experiencing water & sewage disposal problems.

Districts	Principal Permitted Standard Uses	Uses Requiring Special Use Permit	Minimum Lot Requirements		Maximum % of Lot Coverage (Building Area)	Maximum Building Height		MINIMUM SET-BACK DIMENSIONS (IN FEET)		
			AREA (In Acres)	WIDTH Lot front (In Feet)		STORIES	FEET	Front * row/center line	Side	Rear
R - H	One-, Two-family dwelling		2 acres	200	25	2 1/2	30	50/75	25	50
	Farm structure, use		10 acres	n/a	25	n/a	n/a	50/75	25	50
	Existing Commercial Structure, use		3 acres	200	25	n/a	n/a	50/75	25	50
		Assembly, Special event	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Bed & Breakfast	2 acres	200	25	2 1/2	30	50/75	25	50
		Boarding House	2 acres	200	25	2 1/2	30	50/75	25	50
		Commercial Greenhouse	3 acres	200	n/a	2 1/2	30	50/75	25	50
		Commercial-highway structure, use	4 acres	200	25	n/a	n/a	75/100	25	50
		Family Care Facility	2 acres	200	25	n/a	n/a	50/75	25	50
		Farm Implement Dealership	3 acres	200	n/a	2 1/2	30	50/75	25	50
		Garage-Commercial	2 acres	200	n/a	2 1/2	30	50/75	25	50
		Gas Stations	n/a	200	n/a	2 1/2	30	50/75	25	50
		Home Occupation	n/a	n/a	25	n/a	n/a	50/75	25	50
		Hotel/Motel	3 acres	200	n/a	2 1/2	30	50/75	25	50
		Kennel	3 acres	200	n/a	2 1/2	30	50/75	25	50
		Light Industrial Uses	3 acres	200	n/a	2 1/2	30	50/75	25	50
		Multi-Family Dwelling: 3 units	3 acres	225	25	n/a	n/a	50/75	25	50
		Multi-Family Dwelling: 4 units	4 acres	250	25	n/a	n/a	50/75	25	50
		Personal Service Shop	2 acres	200	25	2 1/2	30	50/75	25	50
		Public, semi-public structure, use	2 acres	150	25	n/a	n/a	75/100	25	50
		Public utility structure, use	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Restaurants	3 acres	200	n/a	2 1/2	30	50/75	25	50
		Retail Business	n/a	200	n/a	2 1/2	30	50/75	25	50
		Roadside stand	n/a	n/a	25	n/a	n/a	75/100	25	50
		Rooming House	2 acres	200	25	2 1/2	30	50/75	25	50
		Truck Terminal	3 acres	200	n/a	2 1/2	30	75/100	25	50
		Vehicle Sales & Service	2 acres	200	n/a	2 1/2	30	50/75	25	50
	Veterinary Clinic	3 acres	200	n/a	2 1/2	30	50/75	25	50	

* Front yard setback to be measured from the public road right of way wherever possible. Where right of way cannot be readily established, the minimum yard dimension shall be measured from road center line. Table to read thusly: r.o.w./centerline 50/75'

n/a - No standard applicable, requirements determined by the Planning Board.

Minimum lot sizes for uses requiring Special Permits must equal the minimum acreage for one-, two-family dwelling in the respective district.

Maximum percentage of lot coverage will not exceed percentage of coverage for a one-, two-family dwelling in the respective district.

More acreage may be required for issuance of a Special Use Permit if deemed necessary by the Planning Board. As required in Part III, section 14, accessory buildings must be set a minimum of 10 feet from the property line.

Districts	Principal Permitted Standard Uses	Uses Requiring Special Use Permit	Minimum Lot Requirements		Maximum % of Lot Coverage (Building Area)	Maximum Building Height		MINIMUM SET-BACK DIMENSIONS (IN FEET)			
			AREA (In Acres)	WIDTH Lot front (In Feet)		STORIES	FEET	Front * row/center line	Side	Rear	
R - R	One-, Two-family dwelling		3 acres	200	20	2 1/2	30	75/100	25	50	
	Mobile Home		3 acres	200	20	2 1/2	30	75/100	25	50	
	Farm structure, use		25 acres	n/a	20	n/a	n/a	75/100	25	50	
	Residential Rural	Air Landing field		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Bed & Breakfast		3 acres	200	20	2 1/2	30	75/100	25	50
		Cemetery, crematorium		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Commercial excavation		10 acres	n/a	20	2 1/2	30	100	100	100
		Commercial recreation		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Family Care Facility		3 acres	200	20	2 1/2	30	75/100	25	50
		Garage-Commercial		3 acres	200	n/a	2 1/2	30	75/100	25	50
		Golf Course		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Home Occupation		n/a	n/a	20	2 1/2	30	75/100	25	50
		Kennel		3 acres	200	n/a	2 1/2	30	75/100	25	50
		Multi-Family Dwelling 3 units		4 acres	225	20	2 1/2	30	75/100	25	50
		Multi-Family Dwelling 4 units		5 acres	250	20	2 1/2	30	75/100	25	50
		Open Space recreation		n/a	n/a	n/a	n/a	n/a	75/100	25	50
		Personal Service Shop		3 acres	200	20	2 1/2	30	75/100	25	50
		Public, semi-public structure, use		5 acres	200	20	2 1/2	30	75/100	25	30
		Public utility structure, use		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Retail Business		3 acres	200	n/a	2 1/2	30	75/100	25	50
Riding Stable		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
Roadside stand		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
Rural Service shop, use		3 acres	n/a	20	2 1/2	30	75/100	25	50		
Veterinary Clinic		3 acres	200	n/a	2 1/2	30	75/100	25	50		

* Front yard setback to be measured from the public road right of way wherever possible. Where right of way cannot be readily established, the minimum yard dimension shall be measured from road center line. Table to read thusly: r.o.w./centerline 50/75'

n/a - No standard applicable, requirements determined by the Planning Board.

Minimum lot sizes for uses requiring Special Permits must equal the minimum acreage for one-, two-family dwelling in the respective district.

Maximum percentage of lot coverage will not exceed percentage of coverage for a one-, two-family dwelling in the respective district.

More acreage may be required for issuance of a Special Use Permit if deemed necessary by the Planning Board. As required in Part III, section 14, accessory buildings must be set a minimum of 10 feet from the property line.

Rural Centers are not considered appropriate for Multi-Family Dwellings because they are already experiencing water and sewage disposal problems.

Districts	Principal Permitted Standard Uses	Uses Requiring Special Use Permit	Minimum Lot Requirements		Maximum % of Lot Coverage (Building Area)	Maximum Building Height		MINIMUM SET-BACK DIMENSIONS (IN FEET)			
			AREA (In Acres)	WIDTH Lot front (In Feet)		STORIES	FEET	Front * row/center line	Side	Rear	
R - A	One-, Two-family dwelling		4 acres	200	20	2 1/2	30	75/100	25	50	
	Mobile Home		4 acres	200	20	2 1/2	30	75/100	25	50	
	Farm structure, use		50 acres	n/a	20	n/a	n/a	75/100	25	50	
Residential Agricultural	(Uses the same as for R-R but acreage adjusted)	Air Landing field	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
		Bed & Breakfast	4 acres	200	10	2 1/2	30	75/100	25	50	
		Cemetery, crematorium	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Commercial excavation	10 acres	n/a	n/a	n/a	n/a	n/a	100	100	100
		Commercial Recreation	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Family Care Facility	4 acres	200	10	2 1/2	30	75/100	25	50	
		Garage-Commercial	4 acres	200	n/a	2 1/2	30	75/100	25	50	
		Golf Course	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Home Occupation	n/a	n/a	20	2 1/2	30	75/100	25	50	
		Kennel	4 acres	200	n/a	2 1/2	30	75/100	25	50	
		Multi-Family Dwelling 3 units	5 acres	225	10	2 1/2	30	75/100	25	50	
		Multi-Family Dwelling 4 units	6 acres	250	10	2 1/2	30	75/100	25	50	
		Open Space recreation	n/a	n/a	n/a	n/a	n/a	75/100	25	50	
		Personal Service Shop	4 acres	200	10	2 1/2	30	75/100	25	50	
		Public, semi-public structure, use	10 acres	200	n/a	n/a	n/a	100	25	50	
		Public utility structure, use	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
		Retail Business	4 acres	200	n/a	2 1/2	30	75/100	25	50	
		Riding Stable	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Roadside stand	n/a	n/a	n/a	n/a	n/a	100	25	50			
Rural Service shop, use	n/a	n/a	10	2 1/2	30	75/100	25	50			
Veterinary Clinic	4 acres	200	n/a	2 1/2	30	75/100	25	50			

* Front yard setback to be measured from the public road right of way wherever possible. Where right of way cannot be readily established, the minimum yard dimension shall be measured from road center line. Table to read thusly: r.o.w./centerline 50'/75'

n/a - No standard applicable, requirements determined by the Planning Board.

Minimum lot sizes for uses requiring Special Permits must equal the minimum acreage for one-, two-family dwelling in the respective district.

Maximum percentage of lot coverage will not exceed percentage of coverage for a one-, two-family dwelling in the respective district.

More acreage may be required for issuance of a Special Use Permit if deemed necessary by the Planning Board. As required in Part III, section 14, accessory buildings must be set a minimum of 10 feet from the property line.

Rural Centers are not considered appropriate for Multi-Family Dwellings because they are already experiencing water and sewage disposal problems.

Districts	Principal Permitted Standard Uses	Uses Requiring Special Use Permit	Minimum Lot Requirements		Maximum % of Lot Coverage (Building Area)	Maximum Building Height		MINIMUM SET-BACK DIMENSIONS (IN FEET)			
			AREA (In Acres)	WIDTH Lot front (In Feet)		STORIES	FEET	Front * row/center line	Side	Rear	
R - C Rural Center	One-, Two-family dwelling		1 acre	150	25	2 1/2	30	50/75	15	35	
	Existing Mobile Home		1 acre	150	25	2 1/2	30	50/75	15	35	
	Retail Commercial Structure, use		2 acres	200	25	2 1/2	30	50/75	20	40	
	Rural service shop, use		n/a	n/a	25	2 1/2	30	50/75	20	40	
	Public, Semi-Public structure, use		2 acres	200	25	2 1/2	30	50/75	20	40	
		Bed & Breakfast		1 acre	150	25	2 1/2	30	50/75	15	35
		Family Care Facility		1 acre	150	25	2 1/2	30	50/75	15	35
		Home Occupation		n/a	n/a	25	2 1/2	30	50/75	20	40
		Personal service structure, use		2 acres	200	25	2 1/2	30	50/75	20	40
		Public utility structure, use		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Roadside stand		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
O - S OPEN SPACE	One-, Two-family dwelling		15 acres	n/a	5	1 1/2	20	100	50	100	
	Seasonal dwelling, club		15 acres	n/a	5	1 1/2	20	100	50	100	
	Municipal reservoir		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Farm structure, use		50 acres	n/a	5	n/a	n/a	n/a	n/a	n/a	
	Forest Practices		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
		Commercial Excavation		15 acres	n/a	n/a	n/a	n/a	100	100	100
		Open space recreation		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

NOTES:

* Front yard setback to be measured from the public road right of way wherever possible. Where right of way cannot be readily established, the minimum yard dimension shall be measured from road center line. Table to read thusly: r.o.w./centerline 50'/75'

n/a - No standard applicable, requirements determined by the Planning Board.

Minimum lot sizes for uses requiring Special Permits must equal the minimum acreage for one-, two-family dwelling in the respective district.

Maximum percentage of lot coverage will not exceed percentage of coverage for a one-, two-family dwelling in the respective district.

More acreage may be required for issuance of a Special Use Permit if deemed necessary by the Planning Board. As required in Part III, section 14, accessory buildings must be set a minimum of 10 feet from the property line.

Rural Centers are not considered appropriate for Multi-Family Dwellings because they are already experiencing water & sewage disposal problems.

Districts	Principal Permitted Standard Uses	Uses Requiring Special Use Permit	Minimum Lot Requirements		Maximum % of Lot Coverage (Building Area)	Maximum Building Height		MINIMUM SET-BACK DIMENSIONS (IN FEET)		
			AREA (In Acres)	WIDTH Lot front (In Feet)		STORIES	FEET	Front * row/center line	Side	Rear
C - I Commercial & Industrial		Commercial & light uses of an agribusiness nature & properly related to the similar area so designated in the Village	2 acres	200	25	2 1/2	45	75/100	50	100

F - H	Flood Hazard (Overlay)	Uses permitted in the underlying district in accord with the process established under these Regulations
	Planned Development	Uses with a demonstrated need and which are deemed appropriate by the Planning Board & Town Board and approved as outlined in these Regulations.
	Planned Commercial or Industrial	Uses with a demonstrated need and which are deemed appropriate by the Planning Board & Town Board and approved as outlined in these Regulations.

NOTES:

* Front yard setback to be measured from the public road right of way wherever possible. Where right of way cannot be readily established, the minimum yard dimension shall be measured from road center line. Table to read thusly: r.o.w./centerline 50'/75'

n/a - No standard applicable, requirements determined by the Planning Board.

Minimum lot sizes for uses requiring Special Permits must equal the minimum acreage for one-, two-family dwelling in the respective district.

Maximum percentage of lot coverage will not exceed percentage of coverage for a one-, two-family dwelling in the respective district.

More acreage may be required for issuance of a Special Use Permit if deemed necessary by the Planning Board. As required in Part III, section 14, accessory buildings must be set a minimum of 10 feet from the property line.

Rural Centers are not considered appropriate for Multi-Family Dwellings because they are already experiencing water & sewage disposal problems.